



महाराष्ट्र शासन राजपत्र भाग एक-कोकण विभागीय पुरवणी

वर्ष १, अंक २२]

गुरुवार ते बुधवार, जुलै २-८, २०१५/आषाढ ११-१७, शके १९३७

[पृष्ठे २६, किंमत : रुपये १४.००

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी अधिसूचना

**BY THE PRINCIPAL DISTRICT AND
SESSIONS JUDGE, SINDHUDURG**

Order

No. Admn. 1145/2015.— Smt. S. A. Kanshide, Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli is granted earned leave for 4 days from 15th April 2015 to 18th April 2015 with enjoy prefix holiday on 14th April 2015 (Dr. Babasaheb Ambedkar Jayanti) and suffix holiday on 19th April 2015 (Sunday) and permission to leave headquarter from 13th April 2015 A.O.H. to 20th April 2015 B.O.H.

No *locum tenens* is necessary.

On return from leave Smt. S. A. Kanshide, is reposted as Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli.

Certified that, under note 2 below rule 39 of Maharashtra Civil Services (Pay) Rules, 1981, Smt. S. A. Kanshide, would have been continued to an officiate as Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli had she not proceeded on leave as above.

During the abovesaid leave period of Smt. S. A.

Kanshide, Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli the charge of the Court of Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli, from 13th April 2015 A.O.H. to 20th April 2015 B.O.H. shall remain with Shri. K. K. Mane, Civil Judge (Junior Division) and Judicial Magistrate, First Class, Deogad.

The Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli is directed to hand over the charge of her Court to the Civil Judge (Junior Division) and Judicial Magistrate, First Class, Deogad. The Civil Judge (Junior Division) and Judicial Magistrate, First Class, Kankavli is also directed to submit joining report to this office, in view of provisions contained in para 571 of Chapter XXX of Civil Manual.

Contents of this order be communicated to the officers concerned.

SUNIL K. KOTWAL,
Principal District and
Sessions Judge,
Sindhudurg.

Sindhudurg,
dated the 13th April 2015.

DISTRICT AND SESSIONS COURT , RATNAGIRI**NOTIFICATION**

N0. Admn. B-2/1643/2015.—The following Judicial Officers in District Ratnagiri was prevented from enjoying summer vacation of the year 2015 for the period shown against their names in Col. No. 4 mentioned below :—

Total period of vacation : 35 days

From : 4th May 2015 to 7th June 2015

Sr. No.	Name and Designation of the Judicial Officers.	Period of Vacation allowed to be enjoyed	Period of Vacation prevented from enjoyment	Remarks
(1)	(2)	(3)	(4)	(5)
1	Shri P. P. Joshi, District Judge-1 and Addl. Sessions Judge, Khed.	1st June 2015 to 7th June 2015	4th May 2015 to 31st May 2015	
2	Shri N. P. Kapure, <i>Ad-hoc</i> District Judge-1 and Addl. Sessions Judge, Ratnagiri.	4th May 2015 to 17th May 2015	18th May 2015 to 7th June 2015	Transfer and posted as <i>Ad-hoc</i> District Judge-1 and Addl. Sessions Judge, Jalna.
3	Shri R. N. Majgaonkar, Civil Judge (Senior Division) Ratnagiri.	25th May 2015 to 7th June 2015	4th May 2015 to 24th May 2015	
4	Shri B. D. Kulkarni, Chief Judicial Magistrate, Ratnagiri.	25th May 2015 to 7th June 2015	4th May 2015 to 24th May 2015	
5	Sou. R. M. Shinde, Joint Civil Judge, (Senior Division) and Addl. Chief Judicial Magistrate, Ratnagiri.	11th May 2015 to 24th May 2015 and	4th May 2015 to 10th May 2015 and 25th May 2015 to 7th June 2015	
6	Sou. A. G. Behere, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Dapoli.	18th May 2015 to 31st May 2015	4th May 2015 to 17th May 2015 and 1st June 2015 to 7th June 2015	
7	Shri R. S. Dhadake, Joint Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Dapoli.	11th May 2015 to 17th May 2015 and 1st June 2015 to 7th June 2015	4th May 2015 to 10th May 2015 and 18th May 2015 to 31st May 2015	
8	Shri A. M. Patankar Civil Judge, (Junior Division) Judicial Magistrate, First Class, Khed.	11th May 2015 to 24th May 2015	4th May 2015 to 10th May 2015 and 25th May 2015 to 7th June 2015	

(1)	(2)	(3)	(4)	(5)
9	Sou. S. R. Patil Joint Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Khed.	25th May 2015 to 7th June 2015	4th May 2015 to 24th May 2015	
10	Kum. S. S. Jadhav, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Chiplun.	4th May 2015 to 17th May 2015	18th May 2015 to 7th June 2015	Transfer and posted as 9th Joint Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Solapur.
11	Shri R. V. Nadagadalli, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Guhagar.	18th May 2015 to 31st May 2015	4th May 2015 to 17th May 2015 and 1st June 2015 to 7th June 2015	Transfer and posted as Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Naigaon Bazar, Nanded.
12	Shri S. G. Baokar, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Deorukh.	11th May 2015 to 24th May 2015	4th May 2015 to 10th May 2015 and 25th May 2015 to 7th June 2015	
13	Sou. S. V. Deshpande, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Rajapur.	25th May 2015 to 7th June 2015	4th May 2015 to 24th May 2015	
14	Shri S. D. Indalkar, Joint Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Ratnagiri.	11th May 2015 to 24th May 2015	4th May 2015 to 10th May 2015 and 25th May 2015 to 7th June 2015	
15	Shri V. B. Kambale, Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Guhagar.	25th May 2015 to 7th June 2015	4th May 2015 to 24th May 2015	
16	Shri A. B. Redkar, 3rd Joint Civil Judge, (Junior Division) and Judicial Magistrate, First Class, Ratnagiri.	11th May 2015 to 17th May 2015	4th May 2015 to 10th May 2015 and 18h May 2015 to 7th June 2015	

Ratnagiri,
dated the 8th June 2015.

B. U. DEBADWAR,
Principal District and Sessions Judge,
Ratnagiri.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 22nd June 2015

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4314/349/CR-65/2015/UD-11.—Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as “ the said Authority ”), by virtue of the provisions of sub-section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising Government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as “ MIDC ”) ;

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as “ the said Revised Regulations ”) which have been sanctioned by the Government in the Urban Development Department *vide* Notification No. TPB.4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009 ;

And whereas, the said Authority in its Board Meeting No. 353, dated 27th November 2013 *vide* Resolution No. 5283 has decided to amend Clause (*viii*) of Regulation 24.6 for permitting Sewage Treatment Plant (STP) in marginal open space and further adding a new Clause (*xxiii*) in the above said Regulation for permitting Watchman Cabin/Time Office in marginal open space and submitted to the Government for its sanction, *vide* letter dated 11th April 2014 after completing the legal procedure under Section 37(1) of the said Act (hereinafter referred to as “ the proposed modification ”) ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be Sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby :—

(A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule appended hereto.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

(C) Directs the Maharashtra Industrial Development Corporation that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :—

(a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai 400093.

(b) Director, Town Planning, Maharashtra State.

This Notification shall also be available on the Government of Maharashtra website www.maharashtra.gov.in.

SCHEDULE

(Accompaniment to Notification No. TPB. 4314/349/CR-65/2015/UD-11, dated 22nd June 2015)

Existing Provision	Sanctioned Provision
Clause (viii) of Regulation 24.6— Effluent Treatment Plant (ETP)	Clause (viii) of Regulation 24.6— Effluent Treatment Plant (ETP) Sewage Treatment Plan (STP)
(1)	(2)

Entry of New Clause (xxiii) of Regulation 24.6

Watchman Cabin/Time Office.— 1 number on each gate with the total built-up area under all the Watchman Cabins/Time Offices taken together shall be as per the limits mentioned in table below :—

Plot Size	Area limit of Watchman Cabin/Time Office
Upto 2000 sq.m.	1% of the plot area
Plots Above 2000 sq.m.	0.5% of the plot area or 20 sq.m. whichever is more subject to upper limit of 100 sq.mtr.

Note.—Watchman Cabin/Time Office shall be permissible in margin open spaces of all plots irrespective of plot size.

The following new para shall be added after Clause (xxiii) of Regulation 24.6 :—

Provided that the width of 6 meters at least on one side at ground level within the plot, accessible from the road side and free from any obstruction at ground level shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two sides, or another access of 6 meters to the building is available, apart from the road abutting the building.

By order and in the name of the Governor of Maharashtra,

KISHOR D. GIROLLA,
Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 22nd June 2015

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4314/338/CR-66/2015/UD-11.—Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as “ the said Authority ”), by virtue of the provisions of sub section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) over any area where Chapter-VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising Government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as “ MIDC ”) ;

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as “ the said Revised Regulations ”) which have been sanctioned by the Government in the Urban Development Department *vide* Notification No.TPB. 4308/465/CR-64/08/UD-II, dated 31st August 2009 so as to take effect from 24th September 2009 ;

And whereas, the said Authority in its Board Meeting No. 353, dated 27th November 2013 *vide* Resolution No. 5280 has decided to permit on the same plot the additional FSI in order to restore original permissible basic FSI in respect of such part of land that is required from the land area for the purpose of road widening laying of service lines and other such other public utility service and submitted to the Government for its sanction, *vide* letter dated 3rd April 2014 after completing the legal procedure under Section 37(1) of the said Act, (hereinafter referred to as “ the proposed modification ”) ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby :—

(A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule appended hereto.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

(C) Directs the Municipal Industrial Development Corporation that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :—

(a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai 400 093.

(b) Director, Town Planning, Maharashtra State.

This Notification shall also be available on the Government of Maharashtra website www.maharashtra.gov.in.

SCHEDULE

(Accompaniment to Notification No. TPB. 4314/338/CR-66/2015/UD-11, dated 22nd June 2015)

The following new Regulation No. 18.1.1 after Regulation No. 18.1 shall be added

Regulation No.18.1.1.—The Chief Executive Officer shall permit, on the same plot additional FSI in order to restore the original permissible basic FSI in respect of such part of land that is required from the land area for the purpose of road widening, laying of service lines and such other public utility services, if the Eicensee/Lessee releases such land required by the Chief Executive Officer, for such public utilities without claiming any compensation thereof. Provided further that, the lessee will pay to the lessor an amount equivalent to the value of the lessor's interest, as determined by MIDC on the basis of the principles laid down in the law relating to land acquisition which is in force for the time being against the area of land released by the Lessee free from all encumbrances.

By order and in the name of the Governor of Maharashtra,

KISHOR D. GIROLLA,
Under Secretary to Government.

उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांजकडून अधिसूचना

क्रमांक एकत्री/दु.एस.आर. ३२/आलॉडे/विक्रमगड/ठाणे/२०१५.—मौजे आलॉडे, तालुका विक्रमगड, जिल्हा ठाणे येथील जमीन एकत्रीकरण योजना दिनांक ३० ऑगस्ट १९८४ चे महाराष्ट्र शासनाचे राजपत्र, भाग-१ यात पान क्रमांक १०७१ वर योजना कायम करण्यात आल्याबाबतची अधिसूचना प्रसिद्ध झाली होती. सदरचे मंजूर योजनेत दुरुस्ती करणे आवश्यक असल्याची खात्री झाल्यामुळे मंजूर एकत्रीकरण योजनेतील खाते नंबर ४५, ७०, १९९, २०१ गट नंबर २३८, २३९, २४०, २४१ यामध्ये दुरुस्ती करणेबाबतच्या मसुद्यास उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांनी मान्यता देऊन तो कायदा कलम ३२(१) अन्वये प्रसिद्धीसाठी जिल्हा अधीक्षक, भूमि अभिलेख, ठाणे यांचेकडे दिनांक ८ जानेवारी २०१५ रोजी पाठविण्यात आला होता. त्यांनी सदरचा गटबुक व योजनेचा दुरुस्ती मसुदा तहसिल कार्यालयाचे नोटीस बोर्डावर दिनांक ११ फेब्रुवारी २०१५ रोजी व तलाठी कार्यालयाचे नोटीस बोर्डावर दिनांक ११ फेब्रुवारी २०१५ रोजी प्रसिद्ध केला होता. प्रसिद्धीचे कालावधीमध्ये एकही हरकत अर्ज प्राप्त झालेला नाही. सबब मुंबईचा धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्यांचे एकत्रीकरण करण्याबाबत अधिनियम, १९४७ च्या कलम ३२ पोट-कलम ३ मधील तरतुदीनुसार उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई हे मंजूर योजनेतील खाते क्रमांक ४५, ७०, १९९, २०१ या ४ खात्यांमध्ये फेरफार करून योजना व गटबुक दुरुस्तीचे प्रस्तावाचा मसुदा कायम करीत आहे.

मुंबई,
दिनांक २९ मे २०१५.

विलास पाटील,
उप संचालक, भूमि अभिलेख,
कोकण प्रदेश, मुंबई.

उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांजकडून अधिसूचना

क्रमांक एकत्री/दु.एस.आर. ७०/मेघरे/श्रीवर्धन/रायगड/२०१५.—मौजे मेघरे, तालुका श्रीवर्धन, जिल्हा रायगड येथील जमीन एकत्रीकरण योजना दिनांक ७ जानेवारी १९९३ चे महाराष्ट्र शासनाचे राजपत्र, भाग १ यात पान क्रमांक १६ वर योजना कायम करण्यात आल्याबाबतची अधिसूचना प्रसिद्ध झाली होती. सदरचे मंजूर योजनेत दुरुस्ती करणे आवश्यक असल्याची खात्री झाल्यामुळे मंजूर एकत्रीकरण योजनेतील खाते क्रमांक १२१, १७२ गट नंबर १६१, ३१०, ३२० यामध्ये दुरुस्ती करणेबाबतच्या मसुद्यास उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांनी मान्यता देऊन तो कायदा कलम ३२(१) अन्वये प्रसिद्धीसाठी जिल्हा अधीक्षक, भूमि अभिलेख, रायगड यांचेकडे दिनांक ५ डिसेंबर २०१४ रोजी पाठविण्यात आला होता. त्यांनी सदरचा गटबुक व योजनेचा दुरुस्ती मसुदा तहसिल कार्यालयाचे नोटीस बोर्डावर दिनांक ५ जानेवारी २०१५ रोजी तलाठी कार्यालयाचे नोटीस बोर्डावर दिनांक ५ जानेवारी २०१५ रोजी प्रसिद्ध केला होता. प्रसिद्धीचे कालावधीमध्ये एकही हरकत अर्ज प्राप्त झालेला नाही. सबब मुंबईचा धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्यांचे एकत्रीकरण करण्याबाबत अधिनियम, १९४७ च्या कलम ३२ पोट-कलम ३ मधील तरतुदीनुसार उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई हे मंजूर योजनेतील खाते क्रमांक १२१, १७२ या २ खात्यांमध्ये फेरफार करून योजना व गटबुक दुरुस्तीचे प्रस्तावाचा मसुदा कायम करीत आहे.

मुंबई,
दिनांक २९ मे २०१५.

विलास पाटील,
उप संचालक, भूमि अभिलेख,
कोकण प्रदेश, मुंबई.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 22nd June 2015

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4315/33/CR-67/2015/UD-11.—Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as “the said Authority”), by virtue of the provisions of sub-section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising Government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as “MIDC”);

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as “the said Revised Regulations”) which have been sanctioned by the Government in the Urban Development Department *vide* Notification No.TPB. 4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009 ;

And whereas, the said Authority in its Board Meeting No. 358, dated 13th August 2014 *vide* Resolution No. 5397 has decided to modify the provisions for relaxing the Ground Coverage Ratio norms and submitted to the Government for its sanction, *vide* letter dated 17th December 2014 after completing the legal procedure under Section 37(1) of the said Act, (hereinafter referred to as “the proposed modification”);

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby :—

(A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule appended hereto.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

(C) Directs the Maharashtra Industrial Development Corporation that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :—

(a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai 400 093.

(b) Director, Town Planning, Maharashtra State.

The Notification shall also be available on the Government of Maharashtra website *www.maharashtra.gov. in*.

*Schedule***(Accompaniment to Notificatin No. TPB.4315/33/CR-67/2015/UD-11, dated 22nd June 2015)**

Existing Provision (1)	Sanctioned Provision (2)
Regulation No. 18.7. The GCR to the following land uses shall not exceed 0.5 (a) Light Industries, Extensive Industries, Heavy and Large Scale Industries with residence for essential staff* (As per the lists attached in Appendix I)	Regulation No. 18.7. (I) The GCR for industrial use shall have no restriction, subject to fulfilment of the required marginal open spaces as stipulated in Rule No. 24 of these regulations.

Schedule —(Concl'd)

(1)	(2)
<p>(b) Obnoxious and hazardous industries only in the areas exclusively earmarked for this purpose. (As per list attached - Appendix I).</p> <p>(c) Service Industries including Flatted Factories.</p> <p>(d) Storage buildings with residences for essential staff.</p> <p><i>Note.</i>—Subject to written permission of CEO, larger GCR may be permitted in respect of Industrial buildings, with due consideration to the requirement of sector specific industry.</p>	<p>(II) The GCR for the following land uses shall not exceed 0.5</p> <p>(a) Residences for essential staff in Light Industries Extensive Industries, Heavy and Large Scale Industries (As per the lists attached in Appendix I)</p> <p>(b) Storage buildings with residences for essential staff</p> <p>(c) All other land uses except Industrial use.</p> <p><i>Note.</i>— Subject to written permission of C.E.O., larger GCR may be permitted in respect of any other land use except Industrial, with due consideration to the requirement of project, without any concession in marginal open space.</p> <p>“ Notwithstanding anything contained in above or any other regulation, the open space of the width of 6 meters at least on the side at ground level within the plot, accessible from the road side shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two side, or another access of 6 meters to the building is available, apart from the road abutting the building.”</p>

By order and in the name of the Governor of Maharashtra,

KISHOR D. GIROLLA,

Under Secretary to Government.

उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांजकडून अधिसूचना

क्रमांक एकत्रि/दु.एस.आर. ३१/शिवळे/मुरबाड/ठाणे/२०१५.—मौजे शिवळे, तालुका मुरबाड, जिल्हा ठाणे येथील जमीन एकत्रिकरण योजना दिनांक २३ एप्रिल १९८१ चे महाराष्ट्र शासनाचे राजपत्र, भाग-१ यात पान क्रमांक ३४४ वर योजना कायम करण्यात आल्याबाबतची अधिसूचना प्रसिद्ध झाली होती. सदरचे मंजूर योजनेत दुरुस्ती करणे आवश्यक असल्याची खात्री झाल्यामुळे मंजूर एकत्रिकरण योजनेतील खाते क्रमांक ६६ व १६० मधील गट नंबर १६८अ, ब, १२५५, यामध्ये नकाशात व योजनेत चूक झालेली असल्यामुळे योजनेत व नकाशात बदल करणेबाबतच्या मसुद्यास उप संचालक भूमि अभिलेख, कोकण प्रदेश, मुंबई यांनी मान्यता देऊन तो कायदा कलम ३२(१) अन्वये प्रसिद्धीसाठी जिल्हा अधीक्षक, भूमि अभिलेख, ठाणे यांचेकडे दिनांक २३ डिसेंबर २०१४ रोजी पाठविण्यात आला होता. त्यांनी सदरचा दुरुस्ती मसुदा गावी तलाठी व तहसील कार्यालयाचे नोटीस बोर्डावर दिनांक ११ मार्च २०१५ रोजी प्रसिद्ध केला होता. प्रसिद्धीचे कालावधीपूर्वी दिनांक १४ जानेवारी २०१५ रोजी श्री. नामदेव रामा गायकर, व श्रीमती प्रमिला अनंत गायकर यांनी या

कार्यालयाकडे हरकत अर्ज सादर केला होता. त्यावर उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई यांनी दिनांक २६ मे २०१५ रोजी सुनावणी तारीख निश्चित केली होती.

सदर सुनावणीस हरकतदार श्री. नामदेव रामा गायकर व श्रीमती प्रमिला अनंत गायकर व मूळ अर्जदार श्री. तुकाराम धोंडू जांभळे यांनी हजर राहून आपले म्हणणे तोंडी मांडले आहे. प्रकरणी उपलब्ध कागदपत्राचे आधारे पडताळणी करता दुरुस्ती योजना उचित असून हरकतदार यांची हरकत अग्राह्य ठरवून दिनांक १४ जानेवारी २०१५ रोजीचा हरकत अर्ज निकाली ठेवला आहे.

सबब, मुंबईच्या धारण जमिनीचे तुकडे पाडण्यास प्रतिबंध करणेबाबत व त्यांचे एकत्रीकरण करणेबाबत अधिनियम १९४७ च्या कलम ३२ पोट-कलम ३ मधील तरतुदीनुसार उप संचालक, भूमि अभिलेख, कोकण प्रदेश, मुंबई हे मंजूर योजनेतील खाते क्रमांक ६६ व १६०, गट नंबर १६८अ, ब, १२५५ या प्रस्तावाचा मसुदा कायम करीत आहे.

मुंबई,
दिनांक ३० मे २०१५.

विलास पाटील,
उप संचालक, भूमि अभिलेख,
कोकण प्रदेश, मुंबई.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २३ जून २०१५

अधिसूचना**महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.**

क्रमांक टीपीएस. १२१४/१३२५/प्र.क्र. ९०/१४/नवि-१२.-ज्याअर्थी, ठाणे शहर महानगरपालिकेसाठीची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख “ उक्त नियमावली ” असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगररचना, अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे.) च्या कलम ३१(१) अन्वये शासन नगर विकास विभागाची अधिसूचना क्रमांक टीपीएस. १२९४/१२५९/प्र.क्र. २२२/९४/नवि-१२, दिनांक २८ एप्रिल १९९५ (यापुढे जिचा उल्लेख “ उक्त अधिसूचना ” असा करण्यात आला आहे.) अन्वये मंजूर झाली असून, ती दिनांक १ जून १९९५ पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त नियमावलीचे परिशिष्ट-डब्ल्यू हे हस्तांतरीय विकास हक्काबाबत आहे ;

आणि ज्याअर्थी, मंजूर आराखड्यातील आरक्षणे/रस्ते ताब्यात घेण्याकरिता प्रचलित विकास हक्क हस्तांतरण प्रक्रिया व नियमातील बदल करून त्यामध्ये अधिक पारदर्शक व लवचिकता आणि कार्यक्षमता आणणेकरिता उक्त नियमावलीच्या परिशिष्ट-डब्ल्यू मध्ये फेरबदल करण्यासाठी ठाणे महानगरपालिकेने (यापुढे जिचा उल्लेख “ उक्त महानगरपालिका ” असा करण्यात आला आहे.) उक्त अधिनियमातील कलम ३७(१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून सदर तरतुदीमध्ये बदल करण्याचा प्रस्ताव दिनांक २८ जुलै २०१४ च्या पत्रान्वये शासनाच्या मंजूरीकरिता सादर केला आहे, (यापुढे ज्याचा उल्लेख “ प्रस्तावित फेरबदल ” असा करण्यात आला आहे.) ;

आणि ज्याअर्थी, राज्यातील नागरी क्षेत्रासाठीच्या मंजूर विकास योजनेच्या विकास नियंत्रण नियमावलीतील हस्तांतरणीय विकास हक्क (टी.डी.आर.) व समावेशक आरक्षण यांच्या तरतुदी आकर्षक व स्वीकारार्ह होण्याच्या दृष्टीने त्यांत फेरबदल करण्याचा सर्वकष विचार करून संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी अभ्यास गटाच्या मदतीने त्यांचा अहवाल शासनास सादर केला आहे. सदर अहवालास शासनाने मान्यता दिली असून त्यामध्ये आवश्यक तेथे दुरुस्ती करून त्यानुरूप प्रारूप नियमावली प्रसिद्ध करणेचे प्रस्तावास शासनाने मंजूरी दिली आहे. त्या अनुषंगाने सदरच्या हस्तांतरणीय विकास हक्क व समावेशक आरक्षणाबाबतच्या प्रारूप नियमावलीबाबत जनतेच्या सुचना/हरकती मागविण्यासाठी उक्त अधिनियमाचे कलम ३७(१अ) अन्वये दिनांक ३० एप्रिल २०१५ रोजीची सूचना शासनाने प्रसिद्ध केली आहे व सदरची प्रारूप नियमावली महाराष्ट्रातील इतर महानगरपालिका क्षेत्रासोबत ठाणे महानगरपालिका क्षेत्राकरितासुद्धा लागू करण्याचे प्रस्तावीत आहे. ;

आणि ज्याअर्थी, उपरोक्त वस्तुस्थिती विचारात घेता व आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल नामंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये शासनास प्रदत्त असलेल्या शक्तींचा वापर करून शासन प्रस्तावित फेरबदल नामंजूर करत आहे ;

२. सदर अधिसूचना नागरिकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहील :-

(१) आयुक्त, ठाणे महानगरपालिका, ठाणे.

(२) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(३) सहायक संचालक नगररचना, ठाणे शाखा, जि. ठाणे.

३. सदर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईट वर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संजय वि. पवार,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032,
dated 23rd June 2015

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT,
1966.

No. TPS. 1214/1325/CR-90/14/UD-12.—
Whereas, the Development Control Regulations for Thane City Municipal Corporation (hereinafter referred to as “the said Regulations”) have been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) vide Notification No. TPS/1294/1259/CR-222/94/UD-12, dated the 28th April 1995 ; (hereinafter referred to as “ the said Notification ”) and have come into force with effect from 1st June 1995 :

And whereas, manner of generation and utilisation of Transferable Development Rights (hereinafter referred to as “ T.D.R. ”) situated within the area of Development Plan of Thane, is regulated as per the Appendix-W of the said Regulations (hereinafter referred to as “the said provision”) ;

And whereas, while acquiring reservations and roads of sanctioned Development Plan to provide efficient and transparent policy in Transferrable Development Rights process, the Thane Municipal Corporation (hereinafter referred to as “ The said Corporation”), after following the legal procedure under sub-section 1 of section 37 of the said Act, has submitted a proposal *vide* letter dated 28th June 2014 for effecting a modification to the said provision (hereinafter referred to as “the proposed Modification ”) :—

And whereas, the policy of Transferrable Development Rights and accommodation reservation for the entire state is being revised so as to make it more attractive, and accordingly study group under Director of Town Planning, Maharashtra State, Pune has submitted its report to the Government, and the said report is sanctioned by the Government, and accordingly with some changes wherever necessary notice under section 37(1 AA) dated 30th April 2015 has already been issued by the Government to call suggestions/objections from the general public ;

And whereas the said notice is applicable to the Thane Municipal Corporation along with other Municipal Corporations,

And whereas, after considering the above facts and making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed modification should be rejected ;

Now therefore, in exercise of the powers conferred under sub section (2) of section 37 of the said Act, the State Government refuses to accord sanction to the proposed modification :—

2. This notification shall be made available for inspection by the general public during office hours on all working days at the following offices for a period of one month :—

(i) The Commissioner ,Thane Municipal Corporation, Thane.

(ii) The Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai.

(iii) The Assistant Director of Town Planning , Thane Branch, Thane.

3. This notification shall also be published on Government Website at *www.maharashtra.gov.in*.

By order and in the name of the
Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 12th June 2015

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1213/2642/A.K.B.N.A./CR-278/(Part-I)13/UD-12.—Whereas, the Government has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as a Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) *vide* Notification No. TPB.1275/1199/UD-5, dated 15th March, 1976 (hereinafter referred to as “ the said Special Planning Authority ”) for the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area ;

And whereas, the Development Control Regulations for the Ambernath, Kulgaon-Badlapur and Surroundings Notified Area (hereinafter referred to as “ the said Development Control Regulations ”) have been sanctioned by the Government in the Urban Development Department under section 31(1) of the said Act *vide* Notification No. TPS. 1204/941/CR-163/04/UD-12, dated 25th July 2005 ;

And whereas, the Government *vide* Notification No. TPS. 1213/2642/ A.K.B.N.A/ CR-278/13/UD-12, dated the 1st January 2014 has finally sanctioned the Regulation pertaining to Development of the Special Township Projects for the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area and further sanctioned a modification to the same under section 37(1AA)(c) of the said Act, *vide* Notification No. TPS. 1213/2642/CR-278/13/UD-12, dated 21st June 2014 as per Annexure-A appended to the Notification (hereinafter collectively referred to as “ the said STP Regulation ”) ;

And Whereas, for the uniformity in the policy of the Special Township Projects, the Government feels it necessary to further suitably modify the said STP Regulation to make the same more effective (hereinafter referred to as “ the Proposed Modification ”) ;

Now, therefore, in accordance with the provisions contained in sub-section (1AA) of section 37 of the said Act, the Government hereby, publishes this notice for inviting suggestions and / or objections in respect of the Proposed Modification appended hereto as Annexure-X, from the general public within 30 (thirty) days from the date of publication of the notice in *Official Gazette*. The suggestions and /or objections shall be addressed to the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby appointed as the Officer and authorized to hear the suggestions and/or objections which may be received within the aforesaid prescribed period and obtain the say of the said Special Planning Authority and submit his report to the Government ; Only the suggestions and/or objections received within the aforesaid stipulated period shall be considered by the Government.

A copy of the modifications proposed under Annexure-X to this Notice regarding development of the Special Township Projects in the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area shall be kept open for inspection by the general public in the offices of the following officers for the period of one month :—

- (1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E.), Mumbai.
- (2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (3) The Asstt. Director of Town Planning, Thane Branch, Thane.
- (4) The Chief Officer, Ambernath Municipal Council, Ambernath, Dist. Thane.
- (5) The Chief Officer, Kulgaon-Badlapur Municipal Council, Badlapur, Dist. Thane.

This Notice shall also be available on the Government of Maharashtra website *www.maharashtra.gov.in*

ANNEXURE- ' X '

(Accompaniment to the Government Notice No. TPS. 1213/2642/
A.K.B.N.A/CR-278/(Part-I)/13/UD-12, dated 12th June 2015)

Proposed Modification in the Regulation Sanctioned for Development of Special Township Projects in Areas under the Development Plan of the Ambarnath, Kulgaon-Badlapur and Surrounding Notified Area.

Extng Provisions (1)	Proposed Provisions (2)
<p>AREA REQUIREMENT.—Any suitable area having access <i>by means of an existing or a proposed Regional Plan road, having a minimum width of 18 mt</i> can be identified for the purpose of development as “Special Township Project”.</p>	<p>AREA REQUIREMENT.—An suitable area having access <i>by means of an existing or a proposed Developmet Plan road, having a minimum width of 18 mt</i> can be identified for the purpose of development as “ Special Township Project ”.</p>
<p>The area notified under the Special Township Project, shall be one , contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p>	<p>The area notified under the Special Township Project shall be on contiguous, unbroken an uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p>
<p><i>(Explanation.— If such minimum 40 Ha. (100 Acres) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.)</i></p>	<p><i>Explanation.—If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canal etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting road or bridges as per site requirements, at his own cost with due permission from the concerned authorities.)</i></p>
<p>The area under Special Township Project shall not include the area under notified forest, hill-tops, hill-slopes, water bodies like rivers/creeks/canals/reservoirs, Tribal lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaothan areas or congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Regional Plan, area under No Development Zone around BARC, Eco-sensitive Zone/area, other environmentally sensitive areas, Quarry Zone, notified areas of SEZ, wildlife corridors and biosphere reserves, catchment areas of water bodies, designated Port/Harbour areas and designated Airport areas.</p>	<p>The area under Special Township Project shall not include the area under notified forest, water bodi like rivers / creeks / canals / reservoirs, Tribal lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaothan areas or congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Development Plan, area under No Development Zone around BARC, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of Special Economic Zone (SEZ), wildlife corridors and biosphere reserves, catchment areas of water bodies, designated Port/Harbour areas and designated Airport areas.</p>

(1)

However, such Special Township Project may also include private lands under commercial zone, industrial zone, public/ semi-public zone and Recreation and Tourism Zone (RTZ), subject to the condition that 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining 40 percent, for the Residential and Allied users.

(2)

However, such Special Township Project may also include private lands of Hill Tops/Hill Slopes or lands having gradient more than 22°.50', whether earmarked on Development Plan or not.

Provided that, the total area of lands of Hill Tops/Hill Slopes or lands having gradient more than 22°. 50' (i.e. having slope 1:5) shall not exceed 40 % of the gross area of the project, subject to conditions that, the lands of Hill Tops/Hill Slopes or lands having gradient more than 22°.50' (i.e. having slope 1:5) shall be shown towards 50 percent area to be kept permanently open where no development activity shall be permissible under such project. Such areas shall be developed for tree plantation as per the norms specified.

Provided further that for the purpose of calculation of Floor Space Index (FSI) areas under the lands in Hill Tops/Hill Slopes or lands having gradient more than 22°. 50' (i.e. having slope 1:5), shall be excluded but shall be considered towards the total area of the project while determining its eligibility.

Provided that, such Special Township Project may also include lands under commercial zone, industrial zone, public/semi-public zone, and Recreation and Tourism Zone (RTZ), subject to the condition that—

(i) In case of lands falling under industrial zone, public/semi public zone and Recreation and Tourism Zone (RTZ), minimum 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining maximum 40 percent, for the Residential and Allied users ; and

(ii) In case of lands falling under commercial zone, minimum 50 percent built-up area from the land under commercial Zone shall for the purpose of commercial user and the remaining maximum 50 percent, for the Residential and Allied users.

Explanation,—The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zones shall be in addition to the built-up area required [under Sub-Regulation 4(j)] towards Economic Activity over the remaining area of the Special Township Project.

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,

Section Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 20th May 2015

CORRIGENDUM

Read.—Government Notification No. TPS.1212/1699/C.R. No.127/2013/UD-12, dated 11th March 2015.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS.1212/1699/C.R. No.127/2013/UD-12.—The Government in the Urban Development Department, has sanctioned the Development Plan for the notified area of 51 villages (revised 50 villages) from Bhiwandi Taluka of Thane District under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966, *vide* Notification No. TPS. 1212/1699/C.R.No.-127/2013/UD-12, dated 11th March 2015 containing a Schedule of Modifications (Schedule-I and Schedule-II).

It is pointed out by the Joint Director of Town Planning, Konkan Division, Navi Mumbai that, in the Schedule-I and Schedule-II of the Sanctioned Modifications appended to the State Government Notification dated the 11th March 2015 some corrections are required to be made. In the light of this, the following corrigendum is hereby issued by the Government.

Corrigendum

Schedule-1

Sr. No.	SM No.	Column No.	Modifications Sanctioned by the State Government under section 31(1) of the MR and TP Act, 1966	
			<i>In Place of</i>	<i>Read as</i>
(1)	(2)	(3)	(4)	(5)
1	SM-15	(7)	30m. wide road as per section 26 is sanctioned as shown on the Plan.	Width of 45m. wide road proposed as per the plan published under section 26 is proposed to be reduced to 30m. (M-122).

Schedule-II

Sr. No.	SM No.	Column No.	Modifications Sanctioned by the State Government under section 31(1) of the MR and TP Act, 1966	
			<i>In Place of</i>	<i>Read as</i>
(1)	(2)	(3)	(4)	(5)
1	SM-109	(5) and (6)	7.2.1.4	7.2.1

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 12th June 2015

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 1213/1533/C.R.236/13/UD-12.—Whereas, the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan ”) *vide* Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated the 23rd September 1999 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) which Notification has come into force with effect from 1st December 1999 ;

And whereas, the Government has sanctioned a modification to the said Regional Plan, under sub-section (4) of section 20 of the said Act, providing Regulations for Special Township Projects (STP) *vide* Notification No. TPS. 1205/MMR DCR/CR-48/06/UD-12, dated 10th March 2006 and for Mega City Scheme *vide* Notification No. TPS. 1208/1570/CR-161 (B)/09/UD-12, dated 28th August 2009, (hereinafter referred to as “ the said STP Regulations ”) ;

And whereas, the Government has sanctioned a modification to the said STP Regulations under sub-section (4) of section 20 of the said Act, *vide* Notification No. TPS. 1213/1533/C.R.236/13/UD-12, dated the 1st January 2014, as per Annexure-X appended to the said Notification ;

And whereas, the Government has sanctioned further modifications to the said STP Regulations under sub-section (4) of section 20 of the said Act, *vide* Notification No. TPS.1213/1533/C.R.236/13/UD-12, dated the 30th June 2014 as per Annexure-Y appended to the said Notification;

And Whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government feels it necessary to further suitably modify the said STP Regulations to make the same more effective.

Now therefore, in accordance with the provisions contained in sub- section (3) of section 20 of the said Act, the Government hereby, publishes this notice for inviting suggestions and/or objections in respect of the proposed modifications described more specifically in the Annexure-X appended to this Notice (hereinafter referred to as the “ the Proposed Modifications ”), from the general public within one month from the date of publication of the notice in the *Official Gazette*. The suggestions and/or objections shall be addressed to the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby authorised to hear the suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the suggestions and /or objections received within the aforesaid stipulated period, shall be considered by the Government.

A copy of the Proposed Modifications for development of Special Township Projects in areas under the Mumbai Metropolitan Regional Plan, shall be kept open for inspection by the general public in the offices of the following officers for the period of one month :-

- (1) The Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (E), Mumbai.
- (2) The Collector, Thane.
- (3) The Collector, Raigad.
- (4) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- (6) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, District Raigad.

This notice shall also be available on the Government website www.maharashtra.gov.in.

ANNEXURE- ' X '

(Accompaniment to the Government Notice

No. TPS. 1213/1533/C.R. 236/13/UD-12, dated 12th June 2015)

Proposed Modification in the Regulation Sanctioned for Development of Special Township Projects in Areas under Mumbai Metropolitan Regional Plan.

Existing Provision (1)	Proposed Provision (2)
<p>1.1 AREA REQUIREMENT.—Any suitable area having access by means of an existing or a proposed Regional Plan road, having a minimum width of 18 mt can be identified for the purpose of development as “ Special Township Project ”.</p> <p>The area notified under the Special Township Project, shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 Acres) at one place.</p> <p><i>Explanation.</i>—If such minimum 40 Ha. (100 Acres) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.</p> <p>The area under Special Township Project shall not include the area under notified forest, water bodies like rivers/creeks/canals/reservoirs, Tribal lands, lands falling within the belt of 500 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaathan areas or congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Regional Plan, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of SEZ, wildlife corridors and biosphere reserves, Green Zone (G-2) catchment areas of water bodies, designated Port/Harbour areas and designated Airport areas.</p>	<p>1.1. AREA REQUIREMENT.—Any suitable area having access by means of an existing or a proposed Regional Plan road, having a minimum width of 18 mt can be identified for the purpose of development as “ Special Township Project ”.</p> <p>The area notified under the Special Township Project shall be on contiguous, unbroken an uninterrupted and in any case shall not be less than 40 Ha. (100 Acres) at one place.</p> <p><i>Explanation.</i>—If such minimum 40 Ha. (100 Acres) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canals etc.), existing or proposed roads of any width or railways, etc., then such are shall be considered to be continuous unbroken and uninterrupted, subject the condition that the Developer shall construct necessary connecting road or bridges as per site requirements at his own cost with due permission from the concerned authorities.</p> <p>The area under any Special Township Project shall not include the area under notified forest, water bodies like rivers/creeks/canals/reservoirs, Tribal lands, lands falling within the belt of 500 mt. from the High Flood Line (HFL) of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaathan areas or congested areas, Defence areas, Cantonment areas, truck terminus especially earmarked on Regional plan, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of Special Economic Zone (SEZ), wildlife corridors and biosphere reserves, Green Zone (G-2) catchment areas of water bodies, designated Port/Harbour areas and designated Airport areas.</p>

(1)

However, such Special Township Project may also include private lands under commercial zone, industrial zone, public/semi-public zone and Recreation and Tourism Zone (RTZ), subject to the condition that :—

(i) In case of lands falling under industrial zone, public/semi public zone and Recreation and Tourism Zone (RTZ), minimum 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining maximum 40 percent, for the Residential and Allied users and

(ii) In case of lands falling under commercial zone, minimum 50 percent built-up area from and under Commercial Zone shall be for the purpose of commercial user and the remaining maximum 50 percent, for the Residential and Allied users.

Explanation.—The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zone shall be in addition to the built-up area required [under Sub-Regulation 4(j)] towards Economic Activity over the remaining area of the Special Township Project.

(2)

However, such Special Township Project may also include private lands of having gradients more than 22°.50'.

Provided that, the total area of lands of having gradient more than 22°. 50' (i.e. having slopes 1:5) shall not exceed 40% of the gross area of the project, subject to the conditions that, the lands having gradient more than 22°.50' shall be shown towards 50 percent area to be kept permanently open where no development activity shall be permissible under such project. Such areas shall be developed for tree plantation as per the norms specified.

Provided further that for the purpose of calculation of Floor Space Index (FSI) areas under RRC and the lands having gradient more than 22°.50' shall be excluded but shall be considered towards the total area of the project while determining its eligibility.

Provided also that, such Special Township Project may also include Private lands under commercial zone, industrial zone, public/semi-public zone and Recreation and Tourism Zone (RTZ), subject to the conditions that—

(i) In case of lands falling under industrial zone, public/semi-public zone and Recreation and Tourism Zone (RTZ), minimum 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining maximum 40 percent, for the Residential and Allied users and

(ii) In case of lands falling under commercial zone, minimum 50 percent built-up area from the land under commercial Zone shall be for the purpose of Commercial user and the remaining maximum 50 percent, for the Residential and Allied users.

Explanation.—The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zone shall be in addition to the built-up area required [under Sub-Regulation 4(j)] towards Economic Activity over the remaining area of the Special Township Project.

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 4th February 2015

Notification

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1215/53/C.R.4/15/UD-12.— Whereas, in accordance with sub section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “ the said Act ”), the Government of Maharashtra has sanctioned a part of the draft Development Plan for the area within the limits of the Khopta New Town, (District Raigad) (hereinafter referred to as “ the said Development Plan ”) *vide* Urban Development Department’s Notification No. TPS. 1209/932/C.R.390/09/UD-12, dated 4th April, 2012 (hereinafter referred to as “ the said Notification”), which appeared in the *Official Gazette*, Part I, Konkan Divisional Supplement dated the 4th April 2012 on pages Nos. 1 to 5 ;

And whereas, the Government published the proposed modifications of substantial nature as the excluded parts of the said Development Plan (hereinafter referred to as “ the said Excluded Parts ”) *vide* Urban Development Department’s Notice No. TPS. 1209/932/C.R.390/09/Part-2/ UD-12, dated 4th April, 2012 (hereinafter referred to as “ the said Notice”), published in the *Official Gazette*, Part I, Konkan Divisional Supplement, dated 4th April 2012 for inviting suggestions/ objections from the general public under second proviso to sub section (1) of section 31 of the said Act ;

And whereas, in accordance with sub-section (2) of section 31 of the said Act, the Government, *vide* the said Notice, appointed the then Deputy Director of Town Planning, Konkan Division, Navi Mumbai as “ the Officer ” to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as “ the said Officer ”) ;

And whereas, the said Officer submitted his report to the Government *vide* his Marathi letter No. वि.यो.खोपटा/वगळलेला भाग (ईपी)/कलम ३१(२) उसंकोवि/4133, dated the 6th December 2012 ;

And whereas, in accordance with sub-section (3) of section 31 of the said Act, the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer ;

Now, therefore, in exercise of the powers conferred on it by the sub section (1) of section 31 of the said Act and all other powers enabling it in that behalf, and after consulting the Director of Town Planning, Maharashtra State, the Government of Maharashtra hereby sanctions the draft Development Plan of the Khopta New Town, as regards the said Excluded Parts in terms of E.P. Nos. 1 to 10, as specified in the Schedule of Modification annexed hereto, which shall be a part of the final Development Plan of the Khopta New Town, as regards the said Excluded Parts.

The Final Development Plan in respect of the said Excluded Parts of the Khopta New Town (*viz.* E.P. Nos. 1 to 10) shall come into force after one month from the date of publication of this Notification in the *Official Gazette*.

Copy of the said Excluded Parts of the Khopta New Town (*viz.* E.P. Nos. 1 to 10) as sanctioned by the Government *vide* this Notification, shall be kept open for inspection by the general public during office hours on all working days, for a period of one year in the office of the,—

- (i) The Managing Director, CIDCO, Cidco Bhavan, CBD, Belapur, Navi Mumbai.
- (ii) The Joint Director of Town Planning, Konkan Division, Navi Mumbai.
- (iii) Assistant Director of Town Planning, Branch Office, Alibaug, Dist. Raigad.

This Notification shall also be available on the Government web site-www.maharashtra.gov.in.

Schedule

Modification of substantial nature sanctioned by the Government in respect of Development Plan of Khopta New Town Dist. Raigad.

Accompaniment to the Government Notification No.TPS. 1215/53/C.R.4/15/UD-12, dated 4th February 2015

Sr. No.	Excl- uded Part	Proposal as per Development Plan published under section 26 of the M.R.T.P. Act, 1966	Proposal as per Development Plan submitted to the Government for sanction under section 30 of the M.R.and T.P. Act, 1966	Modification of substantial nature as proposed by the Government under section 31(1) of the M.R. and T.P. Act, 1966	Modification sanctioned by the Government under section 31(1) of the M.R. and T.P. Act, 1966																
(1)	(2)	(3)	(4)	(5)	(6)																
1	EP-1	Recreational and Tourism Development Zone (RTDZ)	24 m wide D.P. road Recreational and Tourism Development Zone is realigned as shown in blue fill (M-3)	24 m wide D. P. Road in RTZ is proposed to be realigned as shown in blue fill (M-3)	24 m wide D. P Road in RTDZ is realigned as shown in blue fill																
2	EP-2	Residential Zone (Circular 15 m. wide DP road is widened)	Circular 15 m. wide D. P. Road is widen to 24 m. as shown in blue dotted (M-4).	15 m. wide Circular D. P. Road is proposed to be widened to 24 m. as shown in blue dotted (M-4).	Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.																
3	EP-3	New Regulation	4.6 BUILDING FEATURES/ DEVELOPMENTS PERMITTED FREE OF FSI 4.6.1 Without Payment of Premium (b). Areas covered by lifts and common staircases and their revas projection of width not more than 1.2 m. (M-11)	The existing Regulation No.4.6.1 (b) is proposed to be deleted and replaced as follows— “ 4.6.2 (e) Areas covered by lifts and common staircases and their revas projection of width not more than 1.2 m”	Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.																
4	EP-4	Table - 4 width of Roads in Warehousing Uses and Industrial Layouts	Table - 4 width of Roads in Warehousing Uses and Industrial Layouts	The width of road in Table No. 4 is proposed to be modified as follows— “ upto 100 m.-15m. Above 100 m. and upto 300 m. 18m. Above 300 m- 21m.”	Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.																
		<table><tr><td>Length of internal road/ Approach road in m.</td><td>Minimum width inm.</td></tr><tr><td>Upto 100</td><td>9.0</td></tr><tr><td>Above 100 and upto 300</td><td>12.0 300</td></tr><tr><td>Above 300</td><td>15.0</td></tr></table>	Length of internal road/ Approach road in m.	Minimum width inm.	Upto 100	9.0	Above 100 and upto 300	12.0 300	Above 300	15.0	<table><tr><td>Length of internal road/ Approach road in m.</td><td>Minimum width in M.</td></tr><tr><td>Upto 100</td><td>12.0 15</td></tr><tr><td>Above 100 and upto 300</td><td>15.0 18</td></tr><tr><td>upto 300 Above 300</td><td>20.0 21</td></tr></table>	Length of internal road/ Approach road in m.	Minimum width in M.	Upto 100	12.0 15	Above 100 and upto 300	15.0 18	upto 300 Above 300	20.0 21		
Length of internal road/ Approach road in m.	Minimum width inm.																				
Upto 100	9.0																				
Above 100 and upto 300	12.0 300																				
Above 300	15.0																				
Length of internal road/ Approach road in m.	Minimum width in M.																				
Upto 100	12.0 15																				
Above 100 and upto 300	15.0 18																				
upto 300 Above 300	20.0 21																				
			(M-13).																		

(1)	(2)	(3)	(4)	(5)	(6)
5	EP-5	New Regulation	<p>5.5.3 Recreational Open Spaces</p> <p>5.5.3.5 (i) “ In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 percent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements :- Recreational Amenity/ Open Space (a)The ownership of such structures and other appurtenant users shall vest by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. ‘R.G.’ in the layout or sub-division of the land. (b)The proposal for construction of such structure should come as</p>	<p>A new sub Regulation No.5.5.3.5 (i) is proposed to be added as follows— 5.5.3.5 (i) “ In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place.</p> <p>The area of the plinth of such a structure shall be restricted to 10 percent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements :- Recreational Amenity/ Open Space (a)The ownership of such structures and other appurtenant users shall vest by provision in a</p>	<p>Sanctioned as proposed with following change “ in Sr. No. 5.5.3.5 (i)(c), the word Commissioner is replaced by Competent Authority ”</p>

(1)	(2)	(3)	(4)	(5)	(6)
			<p>a proposal from the owner/owners/society/ societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/ owners/members of such society/societies/ federation of societies.</p> <p>(c) Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.</p> <p>(d) The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground. (The owner/owners/or society or societies or federation of the societies shall submit to the Planning Authority a registered undertaking agreeing to the conditions in (a) to (d) above.”</p> <p>(M-15) .</p>	<p>deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. 'R.G.' in the layout or sub-division of the land.</p> <p>(b) The proposal for construction of such structure should come as a proposal from the owner/owners/ society/societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/ owners/members of such society/societies/ federation of societies.</p> <p>(c) Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.</p> <p>(d) The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground. (The owner/owners/or society or societies or federation of the societies shall submit to the Planning Authority a registered undertaking agreeing to the conditions in (a) to (d) above.”</p>	
6	EP-6	New Regulation	<p>(ii) “ Fitness Centre : In every residential building, constructed or proposed to be constructed for the use of a Co-operative Housing Society or an</p>	<p>A new provision is proposed to be made at Regulation No.4.6.1 as follows.— “ Fitness Centre : In every residential</p>	<p>Sanctioned as proposed with following changes :— (i) Regulation No. 4.6.1 in column no.5 is to be read as 4.6.1(1). (ii) Condition</p>

(1)	(2)	(3)	(4)	(5)	(6)
			<p>Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions :—</p> <p>1. The area of the room shall be limited to 2 (two) per cent of the total BUA of building or 20 m² and more than 200 sq.mt.</p> <p>2. The center shall not be used for any purpose other than for the fitness center activities.</p> <p>3. The fitness center activities shall be confined to the members of the concerned housing society only.</p> <p>4. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission.</p> <p>5. The ownership of the structure for fitness center shall vest with the concerned society or association.” (M-16).</p>	<p>building, constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions.</p> <p>6. The area of the room shall be limited to 2 (two) per cent of the total BUA of building or 20 m² and more than 200 sq.mt.</p> <p>7. The center shall not be used for any purpose other than for the fitness center activities.</p> <p>8. The fitness center activities shall be confined to the member of the concerned housing society only.</p> <p>9. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built-up structures constructed without permission.</p> <p>10. The ownership of the structure for fitness center shall vest with the concerned society or association. ”</p>	<p>Nos. 6,7,8,9,10 in column no. 5 are renumbered as 1,2,3,4,5 (iii) Condition no. 1 as corrected in sr. no. (ii) above is deleted and replaced as “ The area of such center shall be equivalent to 2 (two) per cent of the total BUA of the building, however, it shall not be less than 20 sq.m and more than 200 sq. m.”</p>
7	EP-7	New Regulation	<p>6.4 Basement :— 6.4.1.2. Area and Extent :— The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium. (M-18)</p>	<p>The Regulation is proposed to be modified as follows :—</p> <p>“ Area and Extent :— The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium. However, basement</p>	<p>Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.</p>

(1)	(2)	(3)	(4)	(5)	(6)
8	EP-8	New Sub Regulation	6.4.3.6 Stack parking if provided, additional height for basement be permitted without counting in FSI. (M-19)	shall not be allowed in minimum required marginal distances.” A new sub-regulation is proposed to be added after Regulation No.6.4.3.5 as follows :— “ 6.4.3.6 Stack parking if provided, additional height for basement be permitted without counting in FSI.”	Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.
9	EP-9	New Sub Regulation	Appendix III8.0 INFRASTRUCTURE Development Charge (IDC). Notwithstanding above fees, premium and development charges, for every development/ construction the IDC shall be levied @ Rs.185/-per sq.mtr. (M-21A)	A new sub-regulation 8.0 in Appendix III is proposed to be added as follows :— “ Notwithstanding above fees, premium and development charges, for every development / construction the IDC shall be levied @ Rs.185/- per sq.mtr.”	Sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.
10	EP-10	New Regulation		New Regulation proposed to be added regarding. (i) Rain Water.— Harvesting. (ii) Solar W.H.S. (iii) Special Township (iv) Heritage Rules and List.	Regulations mentioned at Sr. No. (i),(ii),(iv) in column no. 5 are already in the part of sanctioned Development Control Regulations. Those are kept as it is. New Regulation mentioned at Sr. No. (iii) in column no. 5 is sanctioned as proposed by Government under section 31(1) of Maharashtra Regional and Town Planning Act.

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.

जिल्हादंडाधिकारी, रत्नागिरी यांजकडून

मनाई आदेश

क्रमांक उचिशा/पोल-२/म.आ./कडवई/४७१/२०१५.— ज्याअर्थी, मौजे कडवई, ता. संगमेश्वर गावातील वादग्रस्त स्मशानभूमी बाबत इकडील आदेश क्र. उचिशा/पोल-२/म.आ./कडवई/२७१/२०१५, दिनांक १३ मार्च २०१५ अन्वये दिनांक २४ मार्च २०१५ ते दिनांक २१ मे २०१५ या कालावधीकरिता मुंबई पोलीस अधिनियम, १९५१ चे कलम ३५ प्रमाणे मनाई आदेश लागू करण्यात आलेला आहे.

आणि ज्याअर्थी, पोलीस अधीक्षक, रत्नागिरी यांचेकडील जा. क्र. जिविशा/१७६२७/२०१५, दिनांक १८ मे २०१५ अन्वये कळविले आहे की, वादग्रस्त स्मशानभूमीचा वाद अद्यापही मिटलेला नसल्याने, वादग्रस्त जागेकरिता दिनांक २२ मे २०१५ रोजीपासून पुढे ६० दिवस, मुंबई पोलीस अधिनियम, १९५१ चे कलम ३५ प्रमाणे मनाई आदेश लागू करण्याची विनंती केली आहे.

त्याअर्थी, मी, जिल्हादंडाधिकारी, रत्नागिरी प्रकरणाची पार्श्वभूमी लक्षात घेता मौजे कडवई, ता. संगमेश्वर येथील श्री. नजीर जुवळे यांचे घरासमोरील नदीचे पात्रात शासकीय जागेत ज्या ठिकाणी अंत्यविधी केला जातो त्या वादग्रस्त जागेत मृत देहांचे दहन करून, दफन करून किंवा अन्य तऱ्हेने त्यांची विल्हेवाट लावण्यास मुंबई पोलीस अधिनियम, १९५१ चे कलम ३५ प्रमाणे दिनांक २३ मे २०१५ ते दिनांक २० जुलै २०१५ पर्यंत मनाई आदेश लागू करित आहे. सबब कडवई येथील अधिकृत स्मशानभूमीपैकी वाणीवठार व कडवई बाजारपेठ येथील ग्रामस्थांनी 'देण' येथील संन. ५०२, हिनं. १४, क्षेत्र ०.१६.० या जागेचा वापर प्रेताचे अंत्यविधीसाठी करावा.

सदरहू आदेशाचे उल्लंघन केल्यास मुंबई पोलीस अधिनियम, १९५१ चे कलम १३३ अन्वये शिक्षेस पात्र राहील.

सदर आदेश माझ्या सही व शिक्क्यानिशी आज दिनांक २२ मे २०१५ रोजी दिला.

राधाकृष्णन बी,
जिल्हादंडाधिकारी रत्नागिरी.

**BY THE COMMISSIONER OF POLICE,
GREATER MUMBAI**

Order

(UNDER SECTION 144 OF CRIMINAL PROCEDURE CODE 1973)

No.CP/XI(6)/144/(6)/2014.—Whereas reports have been received that due to the situation prevailing in the areas under the control of Commissioner of Police, Brihan Mumbai, it is apprehended that terrorist/anti-social elements may seek hide outs in the residential area of the said Police stations, and there is every likelihood of breach of peace and disturbance of public tranquility and also there is grave danger to human life, health and safety and injury to public property on that account.

2. And whereas, it is necessary that some checks should be put on landlords/tenants so that terrorist/anti-social elements in the guise of tenants may not cause explosion, riots, shootouts, affray etc. and that immediate action is necessary for the prevention of the same.

3. Now, therefore I, Sanjay Barkund, Dy. Commissioner of Police (Operations), Greater Mumbai and Executive Magistrate, *vide* powers conferred upon me u/sec. 144 of the Criminal Procedure Code 1973 (Act II of 1974) r w the Commissioner of Police Brihan Mumbai's Order dated the 23rd December 1959 u/s 10 sub-section (2) of the Maharashtra Police Act, 1951 (Mah. Act XXII of 1951) do hereby order that no landlord/owner/person of any house/property which falls under the jurisdiction of Mumbai Police Commissioner shall let/sub-let/rent out any accommodation to any person, unless and until he has furnished the particulars of the said tenant/tenants to the Senior Police Inspector of the Police station concerned. All persons who intend to take accommodation on rent shall inform in writing, in this regard to the Senior Police Inspector concerned, in whose jurisdiction the premises fall. The persons dealing in property business, shall also inform in writing, to the Senior Police Inspector concerned, in whose jurisdiction the premises fall, about the particulars of the said tenants.

4. If the person to whom the accommodation is let/sub-let/rented out is a Foreigner, then the owner and the Foreigner, shall furnish his Name, Nationality, Passport details i.e. PP. No., place and date of issue, validity, Visa details i.e. Visa No., category place and date of issue, validity whether he is registered, if so, Registration place and number and reason for stay in city.

5. This order shall come into force with effect from 22nd December 2014 and shall be effective for a period of 60 days upto 19th February 2015 (both days inclusive) unless withdrawn earlier.

6. Any person contravening this order shall be punishable under section 188 of the Indian Penal Code.

7. As the notice cannot be served individually on all concerned, the order is hereby passed *ex-parte*. It shall be published for the information of public, through press, and by affixing copies on the Notice Boards of the police stations, Divisional ACsP, Zonal DCsP, Municipal Ward offices, and by affixing copies at Tahsil and Ward Offices.

Given under my hand and seal this the 19th day of December, 2014.

SANJAY BARKUND,
Dy. Commissioner of Police (Operations)
and Executive Magistrate,
Greater Mumbai.

**BY THE COMMISSIONER OF POLICE,
GREATER MUMBAI**

(UNDER SECTION 144 OF CRIMINAL
PROCEDURE CODE, 1973)

Order

No.CP/XI(6)/144/(3)/2015.—Whereas reports have been received that due to the situation prevailing in the areas under the control of Commissioner of Police, Brihan Mumbai, it is apprehended that terrorist/anti-social elements may seek hide outs in the residential areas of the said Police stations, and there is every likelihood of breach of peace and disturbance of public tranquility and also there is grave danger to human life, health and safety and injury to public property on that account.

2. And, whereas, it is necessary that some checks should be put on landlords/tenants so that terrorist/anti-social elements in the guise of tenants may not cause explosion, riots, Shootouts, affray etc ; and that immediate action is necessary for the prevention of the same.

3. Now, therefore I, Sanjay Barkund, Dy. Commissioner of Police, (Operations), Greater Mumbai and Executive Magistrate, *vide* powers conferred upon me u./sec 144 of the Criminal Procedure Code, 1973 (Act II of 1974) r/w the Commissioner of Police Brihan Mumbai's Order dated 23rd December 1959 u/s 10 sub-section (2) of the Maharashtra Police Act, 1951 (Mah. Act XXII of 1951) do hereby order that no landlord/owner/person of any house/property which falls under the jurisdiction of Mumbai Police Commissioner shall let/sub-let/rent out any accommodation to any person, unless and until he has furnished the particulars of the said tenant/tenants to the Senior Police Inspector of the Police station concerned. All persons who intend to take accommodation on rent shall inform in writing, in this regard to the Senior Police Inspector concerned, in whose jurisdiction the premises fall. The persons dealing in property business, shall also inform in writing, to the Senior Police Inspector concerned, in whose jurisdiction the premises fall, about the particulars of the said tenants.

4. If the person to whom the accommodation is Let/sub-let/rented out is a Foreigner, then the owner and the Foreigner, shall furnish his Name, Nationality, Passport details i. e. PP No., place and date of issue, validity Visa details i.e. Visa No., category place and date of issue Validity whether he is registered, if so, Registration place and number and reason for stay in city.

5. This order shall come into force with effect from 20th June 2015 and shall be effective for a period of 60 days upto 18th August 2015 (both days inclusive) unless withdrawn earlier.

6. Any person contravening this order shall be punishable under section 188 of the Indian Penal Code.

7. As the notice cannot be served individually on all concerned, the order is hereby passed *ex-parte*. It shall be published for the information of public, through press, and by affixing copies on the Notice Boards of the police stations, Divisional ACs P, Zonal DCsP, Municipal Ward offices, and by affixing copies at Tahsil and Ward Offices.

Given under my hand and seal this the 17th day of June, 2015.

SANJAY BARKUND,
Dy. Commissioner of Police (Operations)
and Executive Magistrate,
Greater Mumbai.

प्रमुख जिल्हा न्यायाधीश, रायगड-अलिबाग यांजकडून

क्रमांक रा. अ./३३६०/२०१५.—श्रीमती सी. एम्. साळुंके, तदर्थ जिल्हा न्यायाधीश-१, रायगड-अलिबाग यांची दिनांक २५ मे २०१५ ते ३ जून २०१५ अशी १० दिवसांची परीवर्तीत रजा पूर्वलक्षी प्रभावाने मंजूर करणेत येत आहे.

पर्यायी व्यवस्थेची आवश्यकता नाही.

श्रीमती सी. एम्. साळुंके, यांचा रजेचा कालावधी संपल्यानंतर त्यांची तदर्थ जिल्हा न्यायाधीश-१, रायगड-अलिबाग म्हणून पुनर्नियुक्ती करण्यात येत आहे.

महाराष्ट्र नागरी सेवा नियम, १९८१ मधील नियम ३९ नुसार प्रमाणित करणेत येत आहे की, श्रीमती सी. एम्. साळुंके, हे अधिकारी जर उपरोक्त कालावधीत रजेवर गेले नसते तर तदर्थ जिल्हा न्यायाधीश-१ रायगड-अलिबाग या पदावर स्थानापन्न म्हणून काम करीत राहीले असते.

श्रीमती सी. एम्. साळुंके, ह्या रजेवर जाण्यापूर्वी जे वेतन आहरित करीत आहेत त्याच दराने वेतन काढणेत यावे.

श्री. म. मोडक,
प्रमुख जिल्हा न्यायाधीश,
रायगड-अलिबाग.

रायगड-अलिबाग,
दिनांक ९ जून २०१५.